

Residential 2 Zoning District

17.04.010 – Zoning District Standards Established

A. Residential Districts. In order to secure for the persons residing in the district a comfortable, healthy, safe, and pleasant environment in which to live sheltered from incompatible and disruptive activities and to encourage a diversity of housing options, the following residential districts are established:

3. R-2 Multiple Family Residential

17.04.020 – Use and Dimensional Requirements

C. R-2 Multiple Family Residential

1. Permitted Uses. The following categories of uses are permitted uses in the R-2 Zone Districts:
 - a. Single family dwellings.
 - b. Multiple family dwellings, limited.
 - c. Accessory structures to any permitted use or any approved use by special review.
 - d. Fences up to six (6) feet in height. (Ord. 533 §12, 2008)
 - e. Home occupations in conformance with home occupation standards set forth in 17.04.020.F. (Ord. 588 §7, 2010)
 - f. Family Childcare Home. (Ord. 590 §7, 2011)
2. Uses by Special Review. The following categories are allowed in R-2 zone districts only by special review:
 - a. Multiple family dwelling.
 - b. Guest houses larger than eight hundred (800) square feet in area (Ord. 533 §13, 2008).
 - c. Parks and playgrounds.
 - d. Churches.
 - e. Libraries.
 - f. Museums.
 - g. Schools.
 - h. Bed and breakfasts.
 - i. Mobile home parks.

- j. Community service facilities.
 - k. Townhouses.
 - l. Garages larger than one thousand two hundred (1,200) square feet in area. (Ord. 533 §14, 2008)
 - m. Fences in excess of six (6) feet in height. (Ord. 533 §15, 2008)
 - n. Storage structures larger than three hundred (300) square feet in area. (Ord. 533 §16, 2008)
3. Dimensional requirements. The following dimensional requirements apply to all structures constructed or located in the R-2 zone district:
- a. Minimum lot area: six thousand (6,000) square feet unless the lot is a townhouse lot, in which event minimum lot sizes shall be three thousand five hundred (3,500) square feet.
 - b. Minimum front setback: fifteen (15) feet
 - c. Minimum side setback: seven and one-half (7.5) feet for residences; five (5) feet for accessory structures (Ord. 464 §3, 2002)
 - d. Minimum rear setback: ten (10) feet for principal structure; five (5) feet for accessory structure
 - e. Minimum lot width: thirty (30) feet per unit, fifty (50) feet minimum
 - f. Side setbacks do not apply to townhouse lots, except that the townhouse must be set back seven and one-half (7.5) feet from the townhouse subdivision side boundary.

(Ord. 620 §3, 2012)

17.04.025 – Uses Prohibited in All Zone Districts

Junkyards are prohibited in all zone districts.

17.04.030 – Home Occupation Standards

The following requirements and standards shall apply to home occupations:

1. The occupation shall be conducted so that there is neither outward appearance, nor manifestation of any characteristic of a business in the ordinary meaning of the term.
2. The occupation shall not utilize more than twenty (20) percent of the dwelling unit floor space and all activities, including storage of supplies or materials associated with the home occupation shall be conducted indoors.
3. No unreasonable noise, dirt, odor, vibration, or glare shall be observable off the premises.
4. Deliveries must not exceed volumes that would normally be expected in a residential neighborhood and shall not be delivered before 8:00 a.m. or after 6:00 p.m.

5. A home occupation whose primary activity is retail or wholesale sales shall be prohibited, except for catalog sales and Internet sales.
6. A home occupation shall not be open to visits from customers or clients before 8:00 a.m. or later than 6:00 p.m.
7. No window or outdoor advertising shall be permitted, except as provided in the Signs and Outdoor Advertising section of this Zoning Code.
8. All home occupations require a business license.

(Ord. 620 §2, 2012; Ord. 588 §13, 2010)